

INSIDE: March 25, 2013 Meeting Minutes

March 25 , 2013

Town Meeting

Monday, June 24, 2013
7:30 p.m. - Gild Hall
2119 The Highway
Arden, Delaware

AGENDA ITEMS WILL INCLUDE:

All are welcome hither

Please note:

Those attending Town Meetings are eligible to vote if they have resided in the Village of Arden six months prior to the Meeting and are 18 years of age, or older.

Minutes of the Town Assembly for the Village of Arden
Monday, March 25 , 2013
Gild Hall -Arden, DE
Attendees: 69

Michael	Powell, DNREC (N.V.)	Sadie	Somerville	Katrina	Streiff
Danny	Schweers	Rodney	Jester	Jane P	Claney
Albert	Marks	Ed	Rohrbach	Caitlin	Hester NV
Ray	Seigfried	Lisa	Mullinax	Heidi	Hoegger
Mary	Murphy	Ruth	Panella	Jonathan	Claney
Bill	Theis	Linda	Kerr	Toby	Ridings
Carol	Larson	Cynthia	Dewick	Clay	Ridings
Marianne	Cinaglia	David	Gerbac	Tyler	Hull
Bob	Wynn	Sam	Panella	Wayne F	Hull
Laura	Wallace	Brooke	Bovard	Sharon	Hull
Elizabeth	Resko	Drumlin	Brooke	Barbara	Henry
Julia	McNeil	Rick	Smyth	Elizabeth	Varley
Steven	Blades	Stephen	Harcourt	Larry	Walker
Larry	Strange	Pam	Politis	Alton	Dahl
Mike	Curtis	Lynda	Kolski	Roger	Garrison
Jan	Westerhouse	Deborah	Ricard	Wayne W	Hull
Tom	Wheeler	Barbara	Macklem	Cecilia	Vore
David	Nordheimer	Ellen	Dolmetsch	Sam	Marsau
Carl	Falco	Jeffrey	Politis	Jim	Laurino
Jeffrey	Steen	Carly	Hampton	Warren	Rosenkranz
Hugh	Roberts	Andrian	Hill	Sally	Sharp
Dale	Brumbaugh	Jennifer	Borders	Debbie	Theis
David D	Claney	Lizzie	Broadbent		
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1.0 Call to Order

Chair Danny Schweers called the meeting to order at 7:39PM.

Cecilia Vore: Chair of Registration Provided guide lines for voting this evening. Followed by handing out ballots. Voting was open throughout town meeting

2.0 Minutes

The Minutes of January 28, 2013 Town Meeting were not presented for approval (oversight). Will be presented next Town Meeting.

3.0 New Residents – None

4.0 Recognition of the Departed: Moment of Silence
Elizabeth Libby McKean, Bobbie Pyle and Alex Roberts.

5.0 Visitors -

.Michael S. Powell, Delaware coordinator of DNREC
(WWW.dnrec.delaware.gov Michael.powell@state.de.us
302.739.9921).

Main Reason to join FEMA flood plain insurance:

- *Makes flood insurance available and affordable through NIFT.

- *Flood insurance is going to be typical condition of the banks for a loan. The village can just join and not have to adopt an ordinance since Arden Village already has flood plain enforcement by NCC that already meets the federal requirements.

- *Flood insurance covers (check with insurance agent for detailed list) Limited list: homes, outbuildings, structural damage to building, contents etc. Basements more limited coverage (not contents in basement).

Ed Rohrbach: Can you purchase flood insurance if you are not in flood plane? Ray: Yes

Jeff Politits: Down side? M. Powell: No downside because NCC, Department of Land Use, is already enforcing flood plain regulations for the village which meets or exceeds the federal minimum.

Carol Larson: How would Naaman's Creek be effected by next year's new flood plain maps? M. Powell: No studies that he is aware of for Naaman's Creek at the present time.

Carol Larson: Limit to number of flood plain claims.

M. Powell: No limit and no cancellation on repeated claims at present. Congress is trying to build-in a rate increase for those with repeated claims.

2. Marianne Cinaglia: National Americorp week is the second

week of March. Two Americorp initiatives in Delaware: 1) help National Guard and veterans with substance abuse problems 2) NCC group that helped last year with our invasive plants is going to help with the repairs to the Smyrna Boys Club.

3. Katlin Hestler of Americorp spoke about opportunities in Americorp and their many community based programs on the National, state and local level. For further information about these programs: AMERICORPS.GOV or call 1.800.942.2677

6.0 Communications.

7.0 Trustees Report Mike Curtis

Trustees Report March 25, 2013

The Trustees have several items to report tonight:

Finances:

We have copies of the quarterly financial report available tonight. The amount of 2013 Land Rent collected to date is \$463,892.20. The total to be collected is \$608,931.21. We continue to adjust the wording on our land rent detail letters that accompanies the land rent bill so that our leaseholders have a clearer understanding of the details that make up the rent due. We appreciate the responses that we have received about how to improve it. If you have any questions about your bill, please contact our assistant Julia McNeil (475-7980 or email Trustees.of.Arden@gmail.com).

Lease Transfers:

There have been no lease transfers since January Town Meeting.

Rebate: Please note that applications for New Castle County Senior School Tax Rebates are due June 3, 2013. You must be 65 years old before July 1. I would recommend that you call New Castle Land Use (302-395-5520) before you apply. The form is on the Land Use website at: www2.nccde.org/assessment/Exemptions.

Leaseholders:

After a freak flood in mid August 2011 passed through the first floor of Pete and Annie Renzetti's house rendering it uninhabitable, they requested a meeting with the Trustees. The Renzettis had had the lot surveyed and a plot plan drawn with a footprint of a proposed house. The main topic of the meeting was to discuss the possibility of building a new house that

would be positioned above the flood plain. It became obvious to them when the lot was surveyed, that to build above the flood plain, a variance would have to be sought.

The Trustees agreed with the Renzettis' plan that it would be better if the house was not rebuilt within the flood plain. After looking at the plot plan, we felt that we could approve supporting an eight-foot setback as the lot was at the end of a dead end street and not broadside to the street as many others in the Village are.

The Trustees issued a No Object letter to the County for the Renzetti's proposal. The Renzettis decided to sell the leasehold. The Trustees continued to support the variance for the subsequent leaseholder, Wynn.

When reviewing the building plans and Lines and Grades plan (which plots the footprint of the new structure) for the Wynn proposal, the location of the garage was within the gravel roadway, traditionally used by the Renzettis, that was represented on the plan.

Without any knowledge of the Trustees, the No Object letter was submitted to the County with the house plotted significantly to the right in order to be out of the flood plain. This alteration meant that the newly located garage had inadequate access to the existing roadway. In order to give access to the garage and allow vehicles to turn around, the roadway would have to be moved, which would result in a small but measurable loss of parkland.

The Forest Committee is considering a proposal to give up parkland for a roadway in exchange for a transfer of an equal portion of the leasehold to parkland. Our lawyer has advised us that this can be done with a subdivision or an easement.

If you have any questions or concerns, please contact our assistant Julia McNeil (475-7980 or email Trustees.of.Arden@gmail.com). Or, of course, contact Carl Falco, Elizabeth Varley or me, Mike Curtis .

Respectfully submitted,

Mike Curtis, Arden Trustees§

Ruth Panella: Why was the potential to purchase Wynn's property not discussed at town meeting? Mike: A motion was not brought to the town to discuss it.

David Nordheimer: Why was equal transfer of land agreed

upon? Lynda Kolski: Are we swapping equal pieces of land or are we giving him an easement? If we give him the easement, does that mean the path is now part of his leasehold?

Mike: The easement means that he and the public can use that area in front of his leasehold. It does not give him exclusive use. Danny Schweers summarized responses per Mike Curtis, Carol Larson, and Jennifer Borders as follows: To provide access to garage, the Forest Committee is going to give land to the Civic committee. The town is not giving the leaseholder any exclusive use. The proposal (not finalized) is we are doing him a favor and he will give the Forest committee an easement that will no longer be a part of his leasehold. He is going to give something up in exchange for the access. The town is not giving him any land to use exclusively.

Steve Harcourt: The plan that the Trustees approved was not the plan sent to the NCC. What is the point of your approving a plan if someone can change it? Now we have a precedent that your wishes do not have to be followed. If you can't enforce your authority, then you do not have any authority. Lynda Kolski: There is no point to have any process in place if there is no consequence. Once you set this precedent and there are no consequences, you cannot go back and reprimand anyone else if they do the same thing. The point is, this was a significant error and there needs to be some consequence. Pam Politis: All of our land value is based on some kind of predictability. If it is completely unknown what anyone can get away with on our leasehold, that will jeopardize fundamentally how we operate as a community. It might be a hassle today but if we are not deliberate and diligent about this we might be facing exactly this situation in the future. It is a political process. Ultimately Pam thinks it will cost the Trustees much more if they are not consistent and predictable in the process. Therefore, Pam encourages the Trustees very strongly about protecting the land consistent with the Charter. Jeffrey Politis: The Trustees gave permission for a very specific building lot and that is not what was built. Jeffrey is not afraid of litigation. The Trustees should do what you said you were going to do.

Cecilia Vore: She is not comfortable with litigation because

historically suing for the purpose of principle has been costly for the Village. Wynn purchased the property. There is not a lot of land involved in exchange and as long as it meets county code, it should not be the town's business as to what he puts on his land. Brook Bovard: Clarification of Cecilia's statement about the leaseholder "purchased" the property. Brooke feels as though it is important to discuss Georgist terms because it is a matter of whether the Trustees are going to issue a lease independent of the sense of the town and the welfare of the trust. In this case, the thing that your transfer when you transfer leasehold in Arden is the building and the Trustees transfer the lease. We are talking about the good of the trust and the land we are taking care of. That is why it is going to get into, not the pragmatic, but the potential damage to the trust.

Bill Theis: We had a meeting about the drainage and Bob Wynn said he would take care of that drainage if there is a problem.

Bob discussed his meeting for a resolution with the county in which they discovered that FMA flood line which was originally thought as 100 year flood plain to design the house was null and void. He said he did not have the new plans in his possession and he said it was his mistake because he should have gotten them to the Trustees immediately, but it was too late in the game. Besides, the Village did not know the plans existed. If he cannot build, according to his lawyer, he is on the hook for one million dollars. He will wait and said you work it out and tell me where you want to give me access.

Ellen Dolmetsch: One million dollars? Mike: It is called a "taken". If the government does something to diminish the value of your land, then they have to compensate you.

.Trustees' Report accepted.

8.0 Treasurer's Report – David Michelson

Liz Resko Reviewed the financial statements for the period ending March 12, 2013 (Per attachments)

Statement of Financial Activity: Note: There are balances left to spend before March 25th and those amounts do not roll forward if you do not spend them. Any amounts that remain in the fund are offsets to next year's land rent that the trus-

tees transfers over to the Village. Special Village Funds:
funds.

Treasurers Report Accepted

9.0 Advisory Committee– Bill Theis

Bill thanked all who submitted their names for nominations to run for town committees and thanked community chairs for taking care of all the work involved . Danny Schweers, Cookie Ohlson, Cecilia Vore, Carol Larson, and Bill Theis attended the annual Delaware League of Local Governments in Washington, D.C. to meet with our representatives and senators. Thanked Liz Resko for driving the group down to DC. Advisory Committee Report Accepted

10.0 Board of Assessors – Denis O'Regan

Brooke Bovard, Secretary, presented Assessors Report as follows: The Board of Assessors continues to meet. We have had two meetings since last town meeting. We had good attendance at the last meeting which convened at 7:05. We discussed domiciles and agreed in principle to continue the system of lot size as we used in previous years. Meeting adjourned at 7:25 and our next meeting will be April 15th at 7 PM at BWVC

The Board of Assessors is an independent body and, therefore, no vote of acceptance of their report is required.

11.0 Committee Reports

11.1 Archives: Lisa Mullenax

Lisa read the following report:

March report for the Museum and Archives Committee of the Ardens. Arden Committee members are Jane Claney, Barbara Macklem, Lisa Mullinax, Debbie Ricard and Sadie Somerville.

The Arden Craft Shop Museum's mission is to collect, exhibit and educate the public on the history of the Ardens which include the towns of Arden, Ardentown and Arden-croft. The Arden Craft Shop Museum seeks to educate the community on the Ardens' history as single-tax communities in addition to how the roles of theater, craftsmanship, art, and other aspects of life have affected the development of the Ardens as a close knit community.

The Arden Craft Shop Museum on Millers Road is open

Wednesdays, 7:30 to 9 p.m. and Sundays, 1 to 3 p.m.

Our current exhibit, "A Walk Through the Ardens: An exhibition of Tales, Talents & Treasures," continues. Walking tour maps are available at the museum for \$3. Please take the tour, bring your friends, and give us your feedback on places and things you'd like to see included in upcoming tours and exhibits.

You are invited to attend our next Afternoon with the Artist in the Bernie Schwab Community Room on Sunday, April 28, from 1-3 PM. The featured artist is Tegan Harcourt of The Arden School who will present **The Stories of Our Mothers**, her individual research project.

The Museum will be open during the ACRA House Tour on May 19.

Also on May 19, 1/2 hour before the House Tour begins, we will be officially dedicating the Bernie Schwab Community Room at the Craft Shop. Bernie's family will be on hand, and we will be displaying some of the wonderful items that Bernie donated to the Museum. Bernie was a longtime resident of the Craft Shop and the dedicated caretaker of the grounds and common areas for more than 40 years. Bernie passed away in December and is greatly missed by the residents, museum board, and archives committee.

We had a great turnout for the screening of "Experimental Village," a film about Arden by Arden Films. The screening was co-sponsored by the Georgist Gild. The event included a slide show of recent photos of people, events and places which everyone liked as a continuation and update of Ardens more recent history. DVD copies of the film are available for purchase at the Museum.

Barbara, Jane and Debbie managed our table at the recent Spring Fling at Gild Hall, providing information, books and other materials about the Museum and Archives.

Capital improvements this past year included additional display materials, gallery lighting and outdoor safety lighting for the Museum entrance.

And finally, a heartfelt thanks to our Curator, Robin Valencia, who will be "retiring." Robin will remain a volunteer. Robin has been a wonderful asset to the Museum, tirelessly organizing, cataloging and photographing the collection and

has brought us into the digital age with our website and blog at www.ardecraftshopmuseum.com.

Thank you!

Respectfully submitted,

Lisa Mullinax

Archives Committee Report Accepted

11.2 Audit: Helen “Cookie” Ohlson

Laura Wallace presented the following report:

Arden Audit Committee Report for Town Meeting March 25, 2013. The Audit Committee met on March 18, 2013 to perform a quarterly random audit on the Arden books and accounts. All were found to be in order.

Helen “Cookie” Ohlson,

Audit Committee Chair

Audit Committee Report Accepted

11.3 Budget Committee: Jeffrey Politis

Three Year Budget Look ahead March 2013 (per attachment). Highlights Key changes for the Three year look ahead: Page 2, Line 50 - Capital, Maintenance, and Repair fund :\$10,000 to 0 (starting 2014-2015). Reason for change: it is funded up to the full \$30,000. .

County and school tax will continue to go up each year at a 3% rate increase.

Budget Committee Report Accepted.

11.4 BWVC Committee: Larry Strange

The BWVC committee is happy to report that the solar panels on the roof of the building are once again operational and saving the town money. The total kilowatt hours generated is visible on the LCD readout attached to the inverters on the side of the building and the monthly/total savings is easily calculated by multiplying the kilowatt hours generated by 13 cents (current Delmarva rate).

Final numbers for fiscal year 2012/2013 are being tallied and our expectation is that the building rental income covered all operational expenses. The renovation fund continues to be used to fund capital improvements and ongoing repairs to the building.

After tonight’s election of 3 new committee members we will begin the process of forecasting our 2014/2015 budget

and continue our efforts to optimize the governance of the Buzz while minimizing the financial commitment required by the leaseholders of Arden.

Submitted

Larry Strange 3/25/2013

Buzz Ware Village Center Committee Report Accepted

11.5 Civic Committee—Tom Wheeler, Ed Rohrbach
Co Chirs. Tom read the following Report:

1. Fells Oak repair- David Rickerman will cable and brace...time will tell if the tree can be our 'Penn Oak'.
2. The United Water meter pit in front of BWVC has been rebuilt to maintain safe parking for just under \$5,000.
3. The sanitary sewer casement off of St Martin's will be repaired by the County. The site is in the forest.
4. The committee is replacing the Grate of the storm sewer by the Broadbent leasehold on St Martin's for reason of safety.
5. Woodland Rd was surveyed to review the access to the garage at the new construction @ We plan to meet again w the Forest Committee and Trustees Thursday the 28th at 6 PM to review additional staking by the surveyor. We hope to resolve the discrepancy between the actual macadam, the road as described, and the garage.

Tom Wheeler Co Chair Civic

Carol Larson : Concerned about open salt barrels lying on the ground with salt spilling out, seeping into creeks and polluting. Ed Rohrbach: Not a problem because it is mostly sand. Drumlin Brooke: Would the path be gravel or paved (Wynn's Leasehold)? Tom Wheeler: It has not been resolved yet. Cynthia Dewick: She would like the discussion about paving to be at the town level; not just within Civic Committee. Jennifer Borders: Forest would be interested in a pervious surface. Tom Wheeler Meeting on Thursday with Civic Committee, Forest Committee, leaseholder and the Trustees will be at 6 pm at the leasehold.

Civic Committee Report Accepted

11.6 Community Planning Committee—Ray Siegfried Ray read the following report:

Civic 2013 March Town Meeting Report Community Planning Committee

FEMA Michael Powell State Coordinator for FEMA Na-

tional Flood Insurance Program presented an overview of FEMA's flood program before Town Meeting. Community Planning will work with the county and state for Arden's participation in this program. A resolution to participate will be presented at the June Town meeting.

Vacancy Ordinance - There were 12 leaseholds identified as potential vacant houses. Four requested an appeal, four requested a waiver and four did not respond at all. Vacancy Ordinance Summary Schedule see attachment. §

Memorial Gardens: Barbara Henry Read the following Report:

The Annual Memorial Garden clean-up is scheduled for Saturday, April 27th from 9:00 am to noon. Rain date is Sunday 28th from 10:00 am to 1:00 pm. Please come with your favorite tools, wheelbarrows, work gloves and energy. We will also have tools available here. There are tasks for all ages, and as always, there will be refreshments at the Bean's. Spring is officially here! So if you still have a wreath or other winter decorations at your family gravesite, please Do remove it.

Brooke Bovard: There is a plan for Dan Block to be buried in Arden Memorial Garden and she does not believe he ever lived in Arden (she believes he was a resident of Ardentown). Are there any criteria published? Barbara Henry: She believes the only criterion is that you at one time lived in Arden. Need to check with Ruth Bean.

Community Planning Committee Report accepted

Motion approved to change the order of reading committee reports as follows: Playground, Safety and Registration before reading Forest Committees. Motion approved

11.7 Forest Committee Carol Larson

Carol read the following report: FOREST COMMITTEE REPORT Town meeting 03-25-2013

Work continues on clearing invasive plants in new areas. Sign up for Ivy party and get a crew to help with invasive plant clean-up. To support invasive removal we started: THE Tool Museum: Professional grade saws, Sapling wrench, metal detector, and more. You can borrow them! Budget: We'll have about \$3000 unspent to return to the town. We did not have many expensive removals this year

so we got some tools for use by the town, cleared paths, and paid a land manager for advice and working hours.

Green Dates:

April 6 Christina River Watershed clean-up. F&N Shopping Center

April 13 Ivy Party St. Martin's Lane Trail Head

April 20 Arden Forest Clean Up Meet at Buzz Ware Picnic Tables at 8:45

April 22 Earth Day

April 26 Arbor Day Saturday, April 27 Dinner Gild tree seedlings available to celebrate Arden's status as a "Tree City" Help maintain our tree cover.

Barberry reported as host plant for Lyme carrying Ticks! Scientists in Connecticut Agriculture Department found an 80% drop in Lyme disease cases when they cleared Barberry. This plant creates a perfect environment for the host mice and the ticks. If you want help identifying or clearing Barberry, call for an Ivy party and we'll help.

Fence replacement on Millers, and along border with Buckingham Green to control. Path bridge maintenance in the works.

We are dealing with encroachments in many locations through Town. There are sound reasons why altering the forest for private use is not permitted. Invasive garden plants and lawns damage Forest ecology, traffic ruins soil structure, dumping brings more invasive species, redirecting water causes erosion and the runoff into the creek pollutes. Even excess sediment is regulated by code because it damages waterways. In future we'd like to carefully consider the development of forest adjacent land considering the following issues 1) Drainage and erosion 2) Encroachment 3) Floodplain proximity. 4) Tree Protection

Policing encroachment is the most frustrating part of Forest Committee work. Some leaseholders feel entitled to use the forest in any way they see fit out of ignorance, greed, or for their own convenience. It is difficult to enforce restoration of the forest, some folks don't see their actions as wrong. **So** the time when we have the ability to remediate encroachments is when the Trustees or the county can withhold permits. We are having particular problems with encroachment

at 2409 Woodland Lane. The building area is severely limited by the floodplain maps used by New Castle County, by the access to the leasehold from the road and by the Forest boundary. To build any structure required a variance from the Trustees. We understand that some damage to the Forest will occur during construction. But this house is being built according to a plan that was never approved by the Trustees. The plan on file at New Castle County is different from the one on file at the Trustees office. Access to the garage is not possible without driving through the forest. IF they had seen this plan, the Trustees might well have asked for alteration. A smaller house? Forest and Civic committees have coordinated to achieve a solution to the access problem, but it's a bitter pill. The Right of way and Forest join here and we can't do not want to see more permanent paving – which would exacerbate the drainage problems.

Also, the addition of the poured foundation stoop to the front of the house is likely to extend into the setback. The stoop is not on the county plan and it will certainly cause drainage problems, because this is the area on the plan that serves as a drainage swale. Rainwater will flow down Woodland Lane and pool in front of the house on the Forest Path because space no longer exists for drainage as planned. Will we be forced to fix drainage as a result of the leaseholder's poor planning? Already, we are compelled to negotiate an access to the garage because the owner felt entitled to use the forest. For me, personally, although it's late to ask , I'd like to see the Town return this leasehold to Forest. Development Code in Pennsylvania now requires a 150 foot setback from waterways because it's healthier for a watershed and diminishes flood risk. The town never voted on acquiring the land for forest and I know we're divided as to whether or not it should remain a leasehold. It is **most** unfortunate that the house design for this leasehold is not sensitive to the unique location. At the very least, I hope this is a lesson for the future.

Easement Discussion:

Jennifer Borders: Do we want to go ahead with this proposed tentative agreement for an easement?

The following concerns were discussed: water runoff, parking in pathway, transfer of land instead of an easement, vis-

ual map showing easement, pros and cons of easement and most importantly public obligation for transparency and the process of the public decision. Ed Rohrbach: This is not a meeting to formalize a legal agreement; this is a meeting to come to a consensus to bring a proposal to the town.

Jeff Politis presented the following Motion:

Motion:

The town requests the county to impose a cease and desist order on the leasehold until such time as a plan can be approved by town assembly.

Speaking to the Motion Discussion:

Tom Wheeler is against the cease and desist order because he feels it's punitive and inappropriate.

David Nordheimer: Cautions that a cease and desist order could constitute actual damages.

Pam Politis, Steve Harcourt & Lynda Kolski: The point of a cease and desist order is to stop now rather than get to the point where it is too far to do anything. One has better potential to negotiate something if everything stops. If the investment stops now, it mitigates damages in terms of having to tear a garage down or board up because it is not accessible by vehicles. Lynda Kolski: She further expressed that there are too many important issues and decisions here that are going to impact future of leasehold and, potential future owners. She supports taking our time and do it right and we need to set it down and be happy with it.

Bill Theis: Does not support motion. Thinks it is less complicated to meet with Bob to discuss a plan and sign off on it.

Motion approved 25 to 16

Forest Committee Report accepted

11.8 Playground Committee Jeffery Politis

Due to Fels Oak the Playground Committee along with Civic will look into relocating the playground equipment

Playground Committee Report accepted

11.9 Safety Committee David Claney

David read the following report: Per John Cartier New Castle Co Councilman: Regarding suspects in shooting in Ardentown, at present time it is suspected that three were involved; one was killed and one wounded and still in custody and the third was arrested and is in custody on unrelated charges. If there were others involved, it is unclear to us at

this time.

According to New Castle Co Police @ Ardencroft Town meeting. We should contact Our police liaison to schedule a talk for everyone regarding community watch programs. There are two to three types that have been implemented in other neighborhoods. We can model a town watch if people are so moved. Per some reading I have done on Ardenistas, there have been individuals who are trying to use their vehicles to gather info on parkers, and intimidating at the same time. These vehicles have been speeding off in a reckless fashion. I can not stress enough how this puts other people in danger. People still walk around in this community, so I can only ask everyone to please stop.

On a good note, we do have John DiGiacoma to thank for following up with the speed sign offered by Bryan Short. The solar powered speed sign on Harvey Road was installed and has been observed having an effect on the speed of traffic. It has been duly noted that people are slowing down and appreciating the residential beauty of the town as they leave. I would like to thank the residents for their continued support and look forward to meets and greets in the open spaces and streets of our fair community.

Dave Claney Chair Safety Committee
Safety Committee Report accepted

11.10 Registration Cecilia Vore

March 25, 2013 Report to the Town Assembly
Registration Committee

On Feb 12, 2013 the Registration Committee conducted the referendum to confirm Elizabeth Varley as Trustee to replace Connee McKinney. Participation was 70%. There were 346 eligible voters for this election. Therefore, the minimum number of votes needed to approve was 174. Elizabeth received 183 votes of approval and was confirmed as Trustee.

The committee conducts the annual election of Committees and Officers tonight. Absentee Voting was in place for this election for the second year. Votes will be counted on Tuesday, March 26, at Buzz Ware Village Center at 7 pm. The public is invited to attend. Results will be posted on the Vil-

lage website and bulletin boards. The committee needs extra help with the vote count and appreciates volunteers.

Respectfully submitted,

Cecilia Vore, Chair

12. 0 Old Business None

13.0 New Business

Ruth Panella Presented the following motion:

Motion: Request Forest Committee and Civic Committee study the creek side behind the Wynn's leasehold structure in order to consider negotiating an easement for a path at edge of Naaman's Creek at 2409 Woodland Lane

Motion approved.

Jeff Stein presented the following motion:

Motion: I move that the village pass a motion declaring a sense of the Village that it explores the purchase of the lease currently held by Mr. Robert Wynn and his son, Kenneth Wynn (2409 Woodland Lane). The purchase would be made with funds from the bequest of Johanna Schroder. The purchase amount would be an amount agreeable to Mr. Wynn, Kenneth Wynn and to the Village.

Discussion of Motion:

Barbara Macklem: Concern for loss of rent? Jennifer Borders: Land reverts back to (public space) county and we are not taxed. Discussion as to Johanna's intent of use of her funds: Some feel as though funds were intended for unexpected events that arise instead of purchasing Wynn's property, which would delete the Schroeder's fund and be a very costly expenditure to the Village. Bob Wynn: Made an offer to sell leasehold for \$350,000.(Cost incurred: demolish house, remove trees, engineering fees, etc)

Motion approved 19 to 13.

Exploratory committee

14.0 Good & Welfare Cecilia Vore: Ernesto Tamayo is very ill (brain cancer). Ernesto launched his career with the Arden communities. Fund raiser to help with his medical expenses.

Meeting Adjourned 11:06 P.M.

Respectfully submitted-

Elizabeth Resko

Secretary
Town of Arden

ATTACHMENTS

Trustees of Arden
Quarterly Report
February 24, 2013

Assets

Arden B&L	\$153,297.23
M & T Checking Account	64,310.35
Vanguard Bequest Funds	232,482.30
Vanguard Village Reserve	<u>4,425.37</u>
Total Current Cash & Equiv	\$454,515.25

Income

Land Rent & Related Income	\$589,655.21
Investment Income All Sources	<u>9,390.20</u>
Total Income	\$599,045.41

Expenses

New Castle County	398,590.57
Rebates	24,692.94
Village of Arden	171,025.00
Insurance	9,222.00
Third Party Audit	3,950.00
Third Party Bookkeeping	2,021.25
Third Party Legal	0.00
Third Party Engineering/Other	0.00
General Administration	<u>12,404.85</u>
Total Expenses	\$621,906.61

Trustee:



Admin. Asst:



UNAUDITED
FOR DISTRIBUTION
AND DISCUSSION
PURPOSES ONLY
FOR ARDEN
TOWN ASSEMBLY

Village of Arden
Statement of Financial Position
As of March 12, 2013

Checking/Savings		
1000 - TD Bank Operating Account	6,506	General operating
1005 - ING Direct	120,162	General operating
Total Checking/Savings - Village Funds	126,668	Total general operating
1010 - TD Bank MSA Checking Account	10,515	Municipal Street Aid
1032 - Arden Building & Loan	25,724	Schroeder Bequest
1005 - ING Direct	101,143	Schroeder Bequest
1033 - Vanguard Money Market	266,970	Schroeder Bequest
Total Schroeder Bequest	393,837	Total Schroeder Bequest
1030 - Arden Building & Loan	12,009	Hamburger Lecture Series
1031 - Arden Building & Loan	586	Buzzware Funds
TOTAL ASSETS	543,614	
LIABILITIES		
2000 - Accounts Payable	2,877	
2010 - Payroll Liabilities	807	
230 Mortgage -AB&L Avery Property	74,032	
Total Liabilities	77,716	
FUND BALANCES		
Buzz Ware Renovation Fund	2,832	
Lecture Series	12,176	
J Schroeder Bequest	396,258	no commitments made for FY13
Memorial Garden	6,005	
MSA	46,833	
Capital Maintenance Fund	10,000	
Village - general fund	65,826	
Total Equity	539,930	
TOTAL LIABILITIES & EQUITY	617,646	

UNAUDITED
FOR DISTRIBUTION
AND DISCUSSION
PURPOSES ONLY
FOR ARDEN
TOWN ASSEMBLY

Village of Arden
Statement of Financial Activity
As of March 12, 2013

	<u>3/25/12-3/12/13</u>	<u>Budget</u>	
Revenue			
4000 - General Funds - Village	171,025	222,050	
4200 - Grants	-	-	
4800 - Bequest	-	-	
4510 - Franchise Fee Receipts	15,541	-	
4900 - Interest Income	407	-	
Total Revenue	<u>186,973</u>	<u>222,050</u>	
Expenses			balance left in budget
6000 - Payroll & Payroll Taxes	10,598	12,184	1,586
6300 - Administrative Expenses	5,426	9,500	4,074
6900 - Audit, Billing, PR Expenses	6,000	6,000	-
8000 - Committee Expenses	65,155	77,290	12,135
8010 - Contributions & Donations	5,900	5,900	-
Contingency Fund	-	10,000	10,000
Capital, maintenance & repair fund	-	10,000	10,000
8030 - Trash Service	64,429	75,000	10,571
9000 - Debt Service	16,125	16,176	51
Total Expense	<u>173,633</u>	<u>222,050</u>	<u>48,417</u>
Surplus (deficit)	<u>13,340</u>	<u>-</u>	
Committee	<u>Actuals YTD</u>	<u>Budget</u>	balance left in budget
Advisory	-	200	200
Archives	1,102	1,440	338
Assessors	-	50	50
Budget	-	100	100
Buzz Ware	4,646	7,000	2,354
Civic	53,000	53,000	-
Community Planning	115	1,000	885
Forest	3,464	8,000	4,536
Playground	2,760	4,300	1,540
Registration	-	200	200
Safety	68	2,000	1,932
	<u>65,155</u>	<u>77,290</u>	

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	BuzzWare	Budget	% to Budget	Buzz renovation	Hamburger Lecture Series	J. Schroeder Bequest	Memorial Garden	MSA	Capital/Maint/Re pair Fund
	3/25/12-3/12/13			3/25/12-3/12/13	3/25/12-3/12/13	3/25/12-3/12/13	3/25/12-3/12/13	3/25/12-3/12/13	3/25/12-3/12/13
Revenue									
4000 - General Funds - Village	4,646	7,000	66.37%						
4010 - Donations	208	5,000		4,925			3,630		
4200 - Grant Revenue	-	-		-			-	16,883	
4400 - Rentals	21,845	21,802	100.20%	6,458			-	-	
4500 - Interest Income	15	-		-		2,612	-	-	
Total Revenue	26,714	33,802	79.03%	11,383		2,612	3,630	16,883	
Expenses									
6000 - Payroll & PR Taxes	11,505	14,133	81.41%	-		-	-	-	
6300 - Administrative Expenses	49	155	31.61%	-		-	-	-	
6310 - Janitorial Supplies	780	917	85.06%	-		-	-	-	
6500 - Equipment Purchases	-	250	0.00%	-		-	-	-	
6500 - Audit, Bkping, PR Expenses	133	225	59.11%	-		-	-	-	
6520 - Professional Fees - Building Manager	4,810	-		-		-	-	-	
7020 - Utilities	5,450	9,537	57.15%	-		-	-	-	
7050 - Licenses/Permits/Fees/Alarm/Monitoring	812	785	103.44%	-		-	-	-	
7500 - Renovations	-	1,000	0.00%	-		-	-	-	
7600 - Repairs & Maintenance	3,048	4,000	76.20%	-		-	-	1,243	
8000 - Program Expenses	127	2,800	4.54%	13,976		-	3,936	-	
Total Expense	26,714	33,802	79.03%	13,976		-	3,936	1,243	
Surplus (Deficit)	-	-		(2,593)		2,612	(306)	15,640	
Carried forward fund balance				5,425	12,176	393,646	6,311	31,193	10,000
Fund balance				2,832	12,176	396,258	6,005	46,833	10,000

Arden Town Assembly
March 2013
Three Year Budget Look ahead

Line#			2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
		NOTE	Appropriated	Appropriated	Forecast	Forecast	Forecast
1	TRUSTEE'S NON-BUDGET EXPENSES						
2	Property Taxes						
3	County (Property + Crossing Guard)	1	91,329	104,000	109,575	112,862	116,248
4	School (Brandywine + Votek)	1	300,861	335,000	335,000	345,050	355,402
5							
6							
7	Trustees Administration (Details below)	2	35,600	30,900	35,900	36,400	36,400
8							
9	Audit		3,000	3,500	3,500	3,500	3,500
10	Insurance		10,000	10,000	15,000	15,500	15,500
11	Professional-Legal		3,200	3,000	3,000	3,000	3,000
12	Operations & fees		17,000	12,000	12,000	12,000	12,000
13	Office Rent		2,400	2,400	2,400	2,400	2,400
14							
15	SUBTOTAL TRUSTEE'S NON-BUDGET EXPENSES		427,790	469,900	480,475	494,312	508,049
16							
17							
18	TOWN NON-BUDGET EXPENSES						
19	Trash & Special Pickup	3	75,000	75,000	77,250	79,568	79,568
20	Operations & Fees	4	15,500	15,800	16,700	17,000	17,000
21	Audit						
22	Printing, postage, phone, internet						
23	Administration						
24							
25	Long Term Debt(Sherwood Forest)		16,176	16,176	16,176	16,176	16,176
26							
27	State Aid and Grants	5					
28	Community Transportation Grant		0	0	0	0	0
29	Municipal Street Aid		14,166	15,000	7,100	7,100	7,100
30	Trails Renewal Grant		0	0	0		
31							
32	Town Expenses	6					
33	Secretary		5,252	5,252	5,252	5,252	5,252
34	Treasurer		5,252	5,252	5,252	5,252	5,252
35	Town Payroll Taxes		1,680	1,680	1,680	1,680	1,680
36	Office Construction		0	0	0	0	0
37							
38	Buzz Ware Village Center Operations	7	29,710	29,443	31,044	31,044	31,044
39							
40							
41	SUBTOTAL TOWN NON-BUDGET EXPENSES		162,736	163,603	160,454	163,072	163,072

Notes to March 2013 3YR Expense Projections

Overall- For the columns headed 2012-2013 and 2013-2014, the amounts are those approved in the referenda for those years and are not actual expenditures. The remaining columns contain forecast amounts.

Note 1- School & County Taxes

Brandywine School District

Current BSD referendum will raise school tax by approximately 12% in 2012-2013. However, this number is expected to stay flat in the following two years. A 3% increase is added from F2015-16. For F2012-2013, a budget shortfall is expected if the referendum passes of approximately \$35,000. This accounts for the largest part of the increase between 2012-2013 and 2013-2014

Total Assessed Arden Property Value

For projections, we use the assumption that the total assessed value of Arden will rise 1/2 of one percent each year.

23 March 25, 2013 Town Meeting of the Village of Arden

Arden Town Assembly March 2013 Three Year Budget Look ahead

		2012-2013	2013-2014	2014-2015	2015-2016	2015-2017
	NOTE	Appropriated	Forecast	Forecast	Forecast	Forecast
42						
43						
44	BUDGET EXPENSES					
45	Advisory	300	200	250	250	250
46	Archives	8 1,440	1,440	1,440	1,440	1,440
47	Assessors	8 50	50	50	50	50
48	Budget		50	100	100	100
49	Buzz Ware Village Center Support	9 7,000	7,000	7,000	7,000	7,000
50	Capital, Maintenance, and Repair Fund	10 10,000	10,000	0	0	0
51						
52	Civic Committee					
53	Roads, Commons, Snow plowing	11 53,000	53,980	56,000	57,500	57,500
54						
55	Community Planning	8 1,000	1,000	1,000	1,000	1,000
56	Forests	12 6,000	6,000	6,000	6,000	6,000
57	Playground	8 3,000	900	3,000	3,000	3,000
58	Registration	13 200	200	200	200	200
59						
60	Safety Committee	13				
61	Safety - General		1,000	1,000	1,000	1,000
62	Harvey Road Speed Enforcement		1,000	1,000	1,000	1,000
63						
64	Donations	13				
65	ACRA		1,500	1,500	1,500	1,500
66	Arden Page		1,500	1,500	1,500	1,500
67	Arden Library		800	800	800	800
68	Fire Companies		1,600	1,600	1,600	1,600
69	Arden Club Donation		400	500	500	500
70						
71	Gild Hall Rental	13 0	0	0	0	0
72	Contingencies	14 10,000	10,000	10,000	10,000	10,000
73						
74	SUBTOTAL BUDGET EXPENSES		99,790	98,720	92,940	94,440
75						
76	TOTAL TOWN EXPENSES	15	255,526	255,323	246,394	250,512
77						
78	TOTAL TRUSTEE & TOWN EXPENSES		683,316	725,223	726,869	744,824
79						
80						
81	BUZZ WARE VILLAGE CENTER BREAKOUT					
82	Expected expenses		29,710	29,443	31,044	31,044
83						
84	operational income and donations	16 23,500	23,500	23,500	23,500	23,500
85	trustee rental	17 2,400	2,400	2,400	2,400	2,400
86						
87	town support needed	18 3,810	3,543	5,144	5,144	5,144
88						
89	TOTAL EXPENSE TO TOWN	19	6,210	5,943	7,544	7,544
90						
91	TOTAL TRUSTEE & TOWN EXPENSES	20	659,816	701,723	703,369	721,324

Note 2- Trustees administration costs are not expected to vary greatly from their YE 2013 levels. The most significant estimated increase is the cost of insurance.

Note 3- Trash pickup is figured to rise at under 5% per year over the next two years and then stay flat (renegotiation may be necessary).

Note 4- Town operations & fees include Audit, phone, internet, postage, printing & Administrative costs

Note 5- Grants are not expected to be received, however we expect to receive Municipal Street Aid. These expenses will be 100 % offset by grant money and should not be an expense accounted for in land rent.

Note 6- The costs of the secretary & treasurer are forecast to hold at their present levels.

Note 7- Buzz Ware Village Center Operations are listed to hold at about \$31,000 per year for years ending 2014, 2015, & 2016. These are total expenses from the Buzz and does not indicate the income off-set.

Note 8- Denotes that budget amounts are set by the budget committee based on previous budgets.

Note 9- \$7,000 set aside for Buzz for support to account for an income shortfall. Annual support.

Note 10- The Capital, Maintenance, & Repair Fund, newly created for YE 2012 is forecast to have \$10,000 per year added to it. It will go to \$0 in the out years after 2013-2014 if no money is spent.

Note 11- Civic Committee expense for Roads, Commons & Snow Plowing are expected to rise at under 3% per year.

Note 12- The forest committee has forecasted 6,000 per year for the next three years.

Note 13- Registration, Safety, & Donations will hold their present levels except that an Arden Club donation of \$500 has been added for the forecasted years. Note that Gild Hall rental has been discontinued.

Note 14- Contingencies are forecasted at \$10,000 per year.

Note 15- This total does not include the \$7,000 Buzz support as this support would only be used in case of income shortfall of the Buzz. Hence, this \$7,000 is already included in the Buzz expense (line 48).

Note 16- Expected income from Buzz Ware Operations and Donations

Note 17- Trustees will begin to pay rent to the Buzz Ware Village Center for office space. This is a trustee expense (line 13) which will come from land rent.

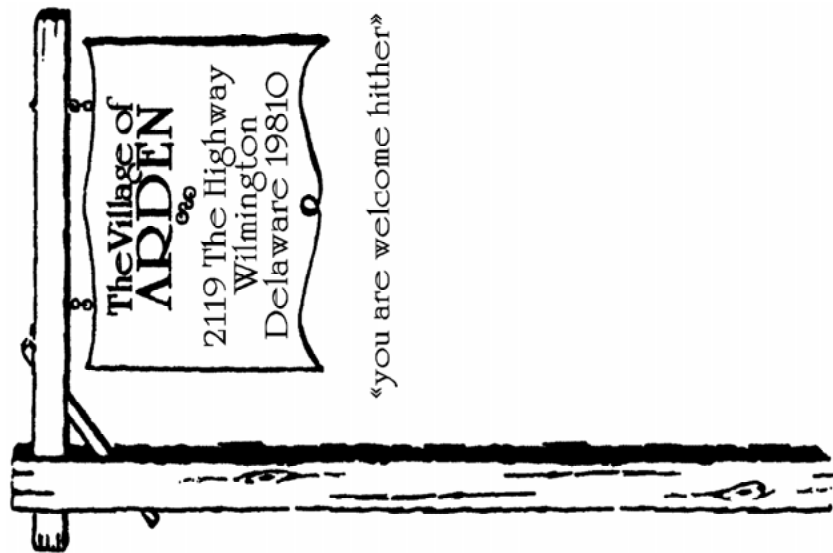
Note 18- Amount expected to be required to come from the \$7,000 town support (line 48).

Note 19- Total amount of money expected to be required to come from land rent to support the Buzz (addition of line 84 plus 86)

Note 20- Total Trustee and Town Expenses after Buzz operational income and donations are removed (line 77 minus line 83)

Vacancy Ordinance - There were 12 leaseholds identified as potential vacant houses. Four requested an appeal, four requested a waiver and four did not respond at all. The results are in schedule under attachments

Request	Granted	Denied	Other Action	Leaseholds Need to Register
4 Appeals	1	2	1 waiting for additional information	2 one paid fee and registered other did not, will pursue a lien plus \$100 late fine. 1 waiting additional information.
4 Waivers	3		1 re-evaluate the leasehold was considered exempt.	None that needed to register
4 No Responses		4 denied due to no responses		All 4 will have a lien plus \$100 late fine.



The Village of
ARDEN

2119 The Highway
Wilmington
Delaware 19810

«you are welcome hither»